



**City of Menomonie**  
800 Wilson Avenue  
Menomonie, WI 54751  
715 232 2369  
Website - [menomonie-wi.gov](http://menomonie-wi.gov)

May 13, 2020

Dear Property Owner/Tenant:

You are invited to appear at a public hearing to be held Monday, **June 1, 2020**, at 7:00 p.m. via zoom or in the Council Chambers at 800 Wilson Avenue on the third floor, at which time all interested persons will be given opportunity to express their opinions on the following proposed change in the Zoning Ordinance.

**Section 1.** The district boundaries as shown on "District Map, City of Menomonie, Wisconsin," dated April 5, 1971, is hereby amended and changed as follows:

**See the attached map**

**Lot 2 of CSM 4331 and Lot 17 Whisper Ridge**

Be and hereby is proposed to be changed

From: Single Family Residential District (R-1) and Agriculture District (A)

To: Limited Family Residential Twin Home District (R-4)

Copies of the Rezoning Application are available at the City Clerks office at City Hall (715-232-2180) or online at [www.menomonie-wi.gov](http://www.menomonie-wi.gov). Oral, as well as written opinions, will be considered. If you have any questions, please call the Public Works Director, Randy Eide, at 715-232-2207, or email Randy at [reide@menomonie-wi.gov](mailto:reide@menomonie-wi.gov).

**"ZOOM ACCESS"**

**NOTE:** Due to the COVID-19 pandemic, this meeting is being held in person and via Zoom Teleconference / Video Conference or, over the internet by going to <https://zoom.us/join> (URL for Zoom meeting), or by calling 1 312 626 6799. The Access Code for the meeting is **880 2990 5659**.

Individuals appearing in person will be seated in the Council Chambers, subject to the social distancing rules. Space available will be on a first come, first served basis.

Sincerely,

Cally Lauersdorf  
City Clerk

**Note: The Plan Commission will review this proposed rezoning request on Tuesday May 26, 2020 at 7:00 p.m. in the Council Chambers.**

**ORDINANCE 2020 - OF THE ORDINANCES FOR THE CITY OF MENOMONIE FOR 2020.**

An ordinance changing the boundaries of certain districts under the Zoning Ordinance of the City of Menomonie.

**THE COMMON COUNCIL OF THE CITY OF MENOMONIE DO ORDAIN AS FOLLOWS:**

**Section 1.** The district boundaries as shown on "District Map, City of Menomonie, Wisconsin," dated April 5, 1971, is hereby amended and changed as follows:

Lot 2 of Certified Survey Map 4431, Volume 21, Page 101, recorded as document number 662536 and Lot 17, Whisper Ridge

Be and hereby is changed from **Single Family Residential District (R1) and Agriculture (A) to Limited Family Residential Twin Home District (R4)**

**Section 2.** This ordinance shall take effect upon the date of publication as provided in Section 62.11(4)(a), Wisconsin Statutes.

INTRODUCED \_\_\_\_\_

FIRST READING \_\_\_\_\_

SECOND READING \_\_\_\_\_

PASSED \_\_\_\_\_

PUBLISHED \_\_\_\_\_

ATTEST \_\_\_\_\_

CITY CLERK, Cally Lauersdorf

APPROVED THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_

\_\_\_\_\_  
MAYOR, Randy Knaack

SUBMITTED BY:

\_\_\_\_\_  
ALDERPERSON

DATE: 3/25/2020

## REQUEST FOR REZONING



NAME: Real Land Surveying

ADDRESS: 1360 International Dr., Eau Claire, WI 54701

TELEPHONE NUMBER: (715) 514-4116

EMAIL ADDRESS: pgartmann@rlswi.com

PROPERTY OWNER IF DIFFERENT THAN ABOVE: \_\_\_\_\_

Whisper Ridge North Townhomes, LLC

LOCATION OF PROPERTY YOU ARE REQUESTING TO BE REZONED (ATTACH MAP):

Nicholas Drive

EXACT LEGAL DESCRIPTION OF PROPERTY:

**LOT 2 OF CERTIFIED SURVEY MAP NUMBER 4331,  
VOLUME 21, PAGE 101, RECORDED AS DOCUMENT  
NUMBER 622536 AND LOT 17, WHISPER RIDGE**

CURRENT ZONING: R1 and A

PROPOSED ZONING: R4

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Platted subdivision

  
Applicant's Signature

NON-REFUNDABLE FEE: \$250

Receipt # \_\_\_\_\_ Account - 01.44733 (02)

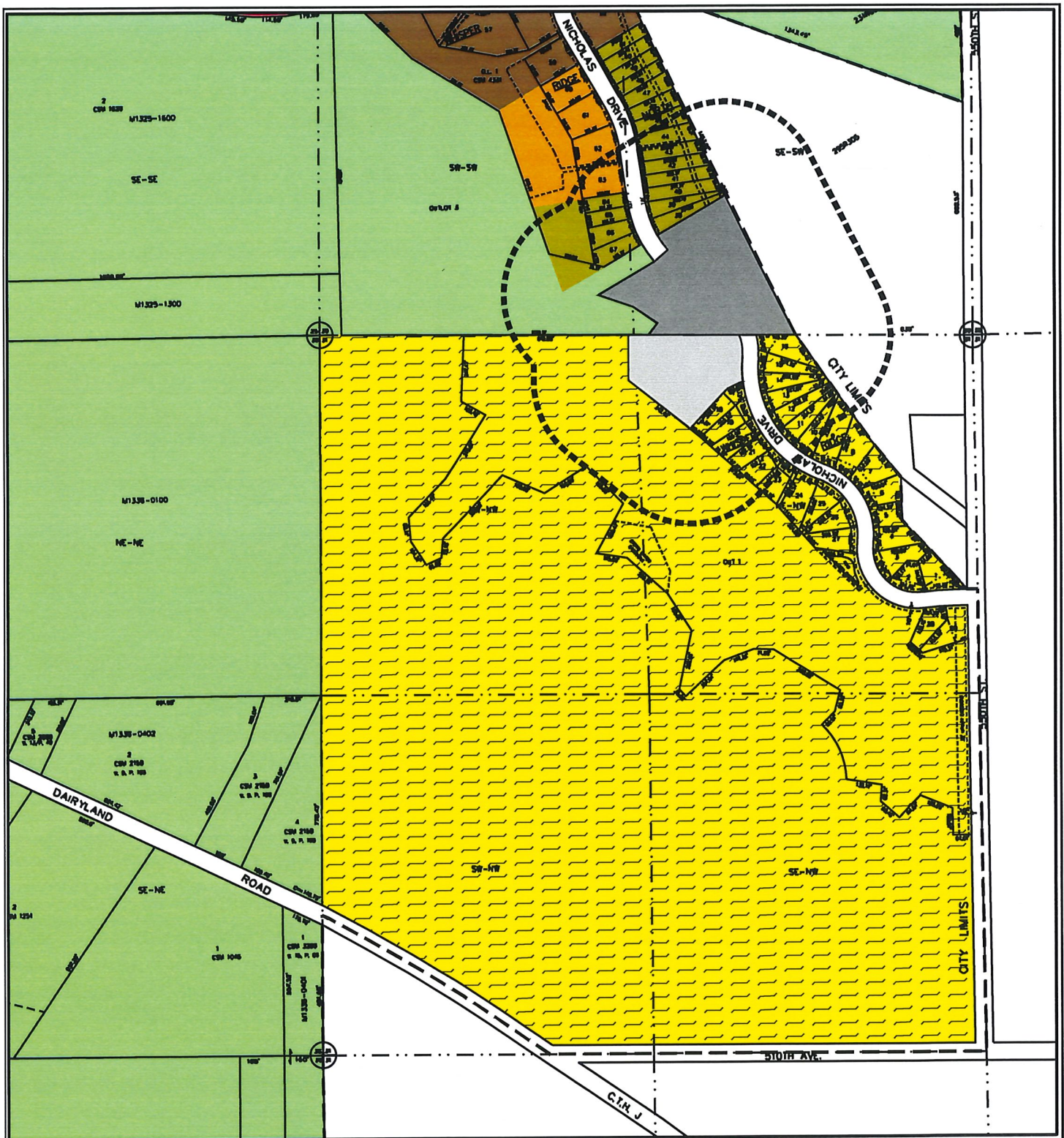
To City Council: \_\_\_\_\_

To Plan Commission: \_\_\_\_\_

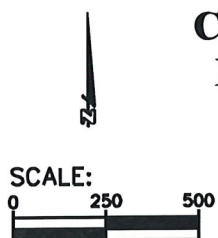
Publication Dates: \_\_\_\_\_

Cedar Notified (Wendy & Mark) \_\_\_\_\_





## CITY OF MENOMONIE NOTIFICATION MAP



- REZONE FROM - A TO R-4
- REZONE FROM - R-1 TO R-4
- 350'-NOTIFICATION LIMITS AS REQUIRED BY THE CITY ORDINANCE

- A AGRICULTURE DISTRICT
- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 LIMITED MULTIPLE RESIDENTIAL DISTRICT
- R-3 MULTIPLE RESIDENTIAL DISTRICT
- R-4 LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT
- P.U.D. PLANNED UNIT DEVELOPMENT



# **LANDOWNERS/SUBDIVIDERS:**

WHISPER RIDGE TOWNHOMES, LLC  
C/O REAL LAND SURVEYING  
1360 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701

## **APPROVING AUTHORITIES:**

CITY OF MENOMONEE

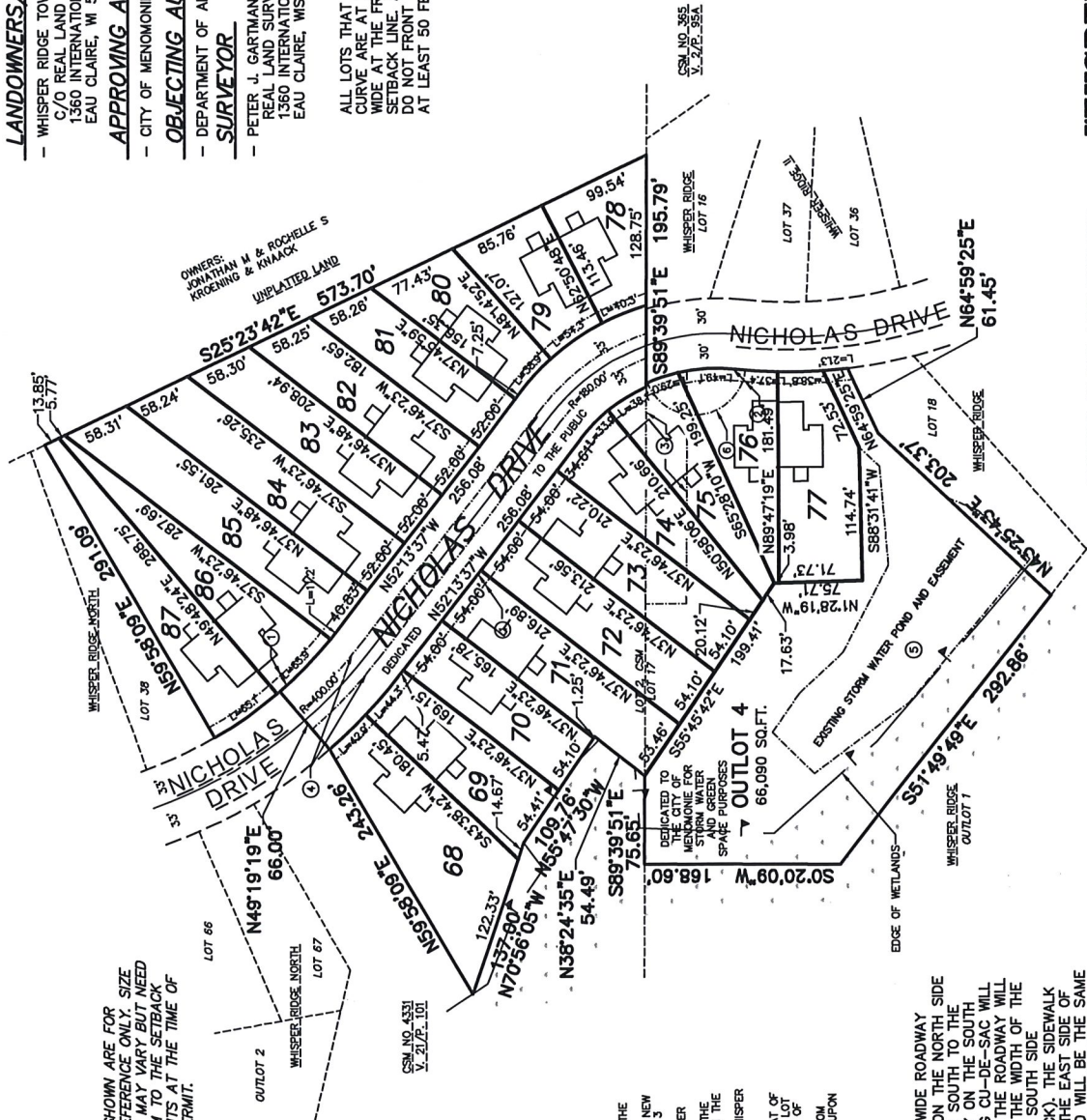
## **OBJECTING AUTHORITIES:**

DEPARTMENT OF ADMINISTRATION

## **SURVEYOR**

PETER J. GARTMANN R.L.S. No. 2279  
REAL LAND SURVEYING  
1360 INTERNATIONAL DRIVE  
EAU CLAIRE, WISCONSIN 54701

ALL LOTS THAT FRONT ON A CURVE ARE AT LEAST 50 FEET WIDE AT THE FRONT BUILDING SETBACK LINE. ALL LOTS THAT DO NOT FRONT ON A CURVE ARE AT LEAST 50 FEET WIDE.



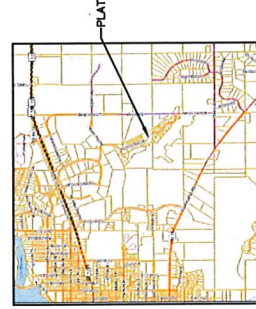
NOTE:  
BUILDINGS SHOWN ARE FOR CONCEPT REFERENCE ONLY. SIZE AND SHAPE MAY VARY BUT NEED TO CONFORM TO THE SETBACK REQUIREMENTS AT THE TIME OF BUILDING PERMIT.

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW1/4, SEC. 31 ASSUMED BEARING OF N.89°39'51\"



NOTES:  
1 - UTILITY EASEMENT: UTILITY EASEMENTS ARE FOR THE USE OF THOSE GRANTED PERMISSION IN THE UTILITY EASEMENT PROVISIONS AS SHOWN ON THIS SHEET. NO NEW UTILITY LINES OR FACILITIES SHALL BE PLACED WITHIN 3 FEET OF THE EXISTING UTILITY EASEMENT FROM PLAT OF WHISPER RIDGE.  
2 - EXISTING UTILITY EASEMENT FROM PLAT OF WHISPER RIDGE.  
3 - EXISTING CITY SEWER & WATER EASEMENT FROM THE PLAT OF WHISPER RIDGE.  
4 - EXISTING TRAIL EASEMENT FROM THE PLAT OF WHISPER RIDGE.  
5 - EXISTING STORM WATER EASEMENT FROM THE PLAT OF WHISPER RIDGE.  
6 - EXISTING TEMPORARY CUL-DE-SAC EASEMENT FROM THE PLAT OF WHISPER RIDGE.  
7 - EXISTING TEMPORARY CUL-DE-SAC EASEMENT UPON THE RECORDING OF THIS PLAT.

THE EXISTING 37' WIDE ROADWAY (BACK TO BACK) ON THE NORTH SIDE WILL BE EXTENDED SOUTH TO THE EXISTING ROADWAY ON THE SOUTH SIDE. THE EXISTING CUL-DE-SAC WILL BE REMOVED AND THE ROADWAY WILL TAPER TO MATCH THE WIDTH OF ROADWAY ON THE SOUTH SIDE (34' BACK TO BACK). THE SIDEWALK WILL RUN ALONG THE EAST SIDE OF THE ROADWAY AND WILL BE THE SAME AS THE EXISTING SIDEWALK ON THE NORTH SIDE OF THIS PLAT.



# PRELIMINARY PLAT OF **WHISPER RIDGE NORTH II** IN THE SE1/4 AND SW1/4 OF THE SW1/4, SECTION 30, AND IN THE NE1/4 OF THE NW1/4, SECTION 31, T29N, R12W, CITY OF MENOMONEE, DUNN COUNTY, WISCONSIN

PREPARED BY REAL LAND SURVEYING  
1360 INTERNATIONAL DRIVE  
EAU CLAIRE, WISCONSIN 54701  
(715) 514-4116

CADD No. 20067 PLAT

APRIL 12, 2020